

**CLERMONT COUNTY PLANNING COMMISSION
ELEVENTH REGULAR MEETING
November 25, 2008**

The Eleventh Regular Meeting of the Clermont County Planning Commission was held on Tuesday, November 25, 2008 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Boso, Mr. Fischer, Mr. Hoffman (arrived at 5:03 p.m.), Mr. Johns, Mr. Pittman, Mr. Schultz, and Mr. Thomson.

APPROVAL OF MINUTES:

Chairman Schultz asked if there were any questions, additions or corrections to the October Minutes that had been mailed to the members prior to the meeting. A motion to approve the October Meeting Minutes was made by Mr. Johns, seconded by Mr. Fischer, and carried unanimously.

NEW BUSINESS

Appointment to OKI Board of Trustees for 2009

Mr. Thomson moved that the Planning Commission renew the appointment of Karl Schultz to serve as the designated representative for the Clermont County Planning Commission on the OKI Regional Council of Government's Board of Trustees for 2009. The motion was seconded by Mr. Johns and carried unanimously (Mr. Schultz abstaining).

Mr. Schultz recommended that although an alternate is not formally recognized by OKI, the Planning Commission again appoint someone to serve in his capacity when not available. Mr. Hershner reminded the Commission that Mr. Johns had served as the alternate in 2008. Mr. Boso moved that the Planning Commission appoint Andrew Johns as the alternate as the designated representative for the Planning Commission on the OKI Regional Council of Government's Board of Trustees for 2008. The motion was seconded by Mr. Pittman and carried unanimously.

STAFF REPORT ON VARIANCE CASES

V-3-08

Marvin D. Gabbard

5:05 p.m.

Ms. Celsor presented the staff report for the variance request. Staff's recommendation was for approval of the proposed request.

Marvin Gabbard, applicant, was present for this case.

There was discussion regarding the rationale behind the Subdivision Regulations requirement for legal road frontage for minor subdivisions.

Following discussion, Mr. Johns moved that the Planning Commission **approve** variance request V-3-08, per staff's recommendation, seconded by Mr. Thomson and carried four to two (Mr. Fischer and Mr. Hoffman voting no).

STAFF REPORT ON SUBDIVISION CASES

None

STAFF REPORT ON ZONING CASES

None

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

Monroe Twp. Text, Article 16, Planned Unit Development **Monroe Twp. Zoning Commission**
5:30 p.m.

Ms. Celsor presented the Staff Report for this text amendment request. Staff's recommendation was for approval of the proposed request.

Dani Speigel, Monroe Township Zoning Administrator, was present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission recommend to Monroe Township **approval** of this Monroe Township Zoning Text Amendment case, based upon staff's report, and with the following additional recommendations:

1. Reflect upon the length of time that it will take to process and approve a PUD application.
2. Utilize some mechanism (i.e. number of trip generations) wherein all PUD's would not necessarily require a traffic impact study.

The motion was seconded by Mr. Boso, and carried unanimously.

Union Twp. Zoning Case 1-08-T **Union Township Board of Trustees**
5:45 p.m.

Ms. Celsor presented the Staff Report for this text amendment request. Staff's recommendation was for approval of the proposed request.

Cory Wright, Union Township Planning Director, was present for this case.

Following short discussion, Mr. Johns moved that the Planning Commission recommend to Union Township **approval** of Union Township Zoning Case 1-08-T, based upon staff's report, seconded by Mr. Boso, and carried unanimously.

OLD BUSINESS/NEW BUSINESS AND COMMITTEE REPORTS

November Work Session

Mr. Hershner provided an overview of the November 12th Work Session.

December Work Session

The December Work Session will be held on Tuesday, December 10, 2008 at 5:00 p.m. at Permit Central, with the topic of conversation to include standing committees.

Mr. Hoffman requested that the appropriateness of the minor subdivision road frontage requirement be discussed also.

Committee Reports

No report at this time.

As there was no further business brought before the Planning Commission, the meeting was adjourned.

Karl Schultz, Chairman

Douglas W. Thomson, Vice Chairman